



41 Oxford Road, Dewsbury

West Yorkshire, WF13 4JR

Asking Price:
£225,000

Holroyd Miller have pleasure in offering for sale this stone built detached true bungalow occupying a popular position on the outskirts of Dewsbury town centre, set well back from the road. Having both gas fired central heating and double glazing and comprising: side entrance hallway, spacious L-Shaped lounge/dining room with feature fireplace, separate kitchen, two bedrooms, both having fitted wardrobes, combined shower room. Driveway to the sides provides ample off-street parking and leads to detached double garage. Low maintenance gardens to both front and rear with artificial turf, PVCu fascia's. Located within easy of Dewsbury town centre and its a range of amenities and easy access to the motorway network for those travelling through-out the region. Offered with No Chain.



Side Entrance Hallway

With entrance door, useful corner storage cupboard, single panel radiator.

Living Room 20'1" x 11'8" (6.12m x 3.56m). With feature stone fire-place with electric fire, two double glazed window, two single panel radiators opening to ..

Dining Area 9'6" x 8'3" (2.9m x 2.51m). With double glazed window to the side.

Kitchen 8'3" x 10' (2.51m x 3.05m).

Fitted with a matching range of wall and base units, with light oak trim, contrasting worktop areas and colour co-ordinated sink unit, with Monoblock tap fitment, fitted gas hob, tiling, useful pantry cupboard, central heating boiler, plumbing for automatic washing machine, double glazed window.

Shower Room

Comprising: wash hand basin, low flush w.c, bidet, shower cubicle. tiling to the walls, electric shower, double glazed window, single panel radiator.



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Bedroom to Rear 8'6" x 9'1" (2.6m x 2.77m).

Having built-in wardrobes and drawers, sliding double glazed patio doors, double panel radiator.

Bedroom to Rear 12'1" x 11'2" (3.68m x 3.4m).

Fitted with modern wardrobes, dressing table and drawers, double glazed window, single panel radiator.

Outside

The property is set well back from the road with artificial lawn to the front. Driveway to the side provides ample off-street parking to detached double garage with up and over door. To the rear further artificial turf for low maintenance.



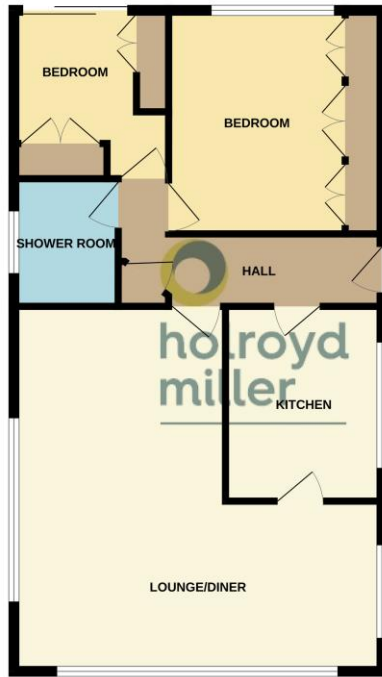
Council Tax Band - D

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with floorplan 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract